

**SLUP**



**ZONING**



# **Planning Commission Meeting**

Francis G. Slay, Mayor

**Wednesday April 6, 2016**



CITY OF ST. LOUIS  
**PLANNING**  
& URBAN DESIGN  
AGENCY



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – March 2, 2016

# Agenda

## Strategic Land Use Plan Amendment #16 – Part 1

### ACTION ITEM

- Vote on Adoption of SLUP Amendment #16

City Wide



## **Amendment #16 of Strategic Land Use Plan (SLUP)**

- Presentation – March 2, 2016
  1. Large-scale land use changes in SMUA Corridors & Nodes
  2. General SLUP Map update per action items in last 2 years
- Public comment & review period opened on Feb. 10, 2016 & ended at Public Hearing – March 2, 2016
- Planning Commission vote on adoption – April 6, 2016



# Opportunity Area Analysis Study

## Addressing 8 of the 50 Opportunity Area (OA) Clusters

- *“Key underutilized locations where use of land is in transition.”*
- *“Location and site characteristics of the areas offer challenges and opportunities that could be advantageous to development activity.”*
- *“Specific development proposals will be entertained.”*

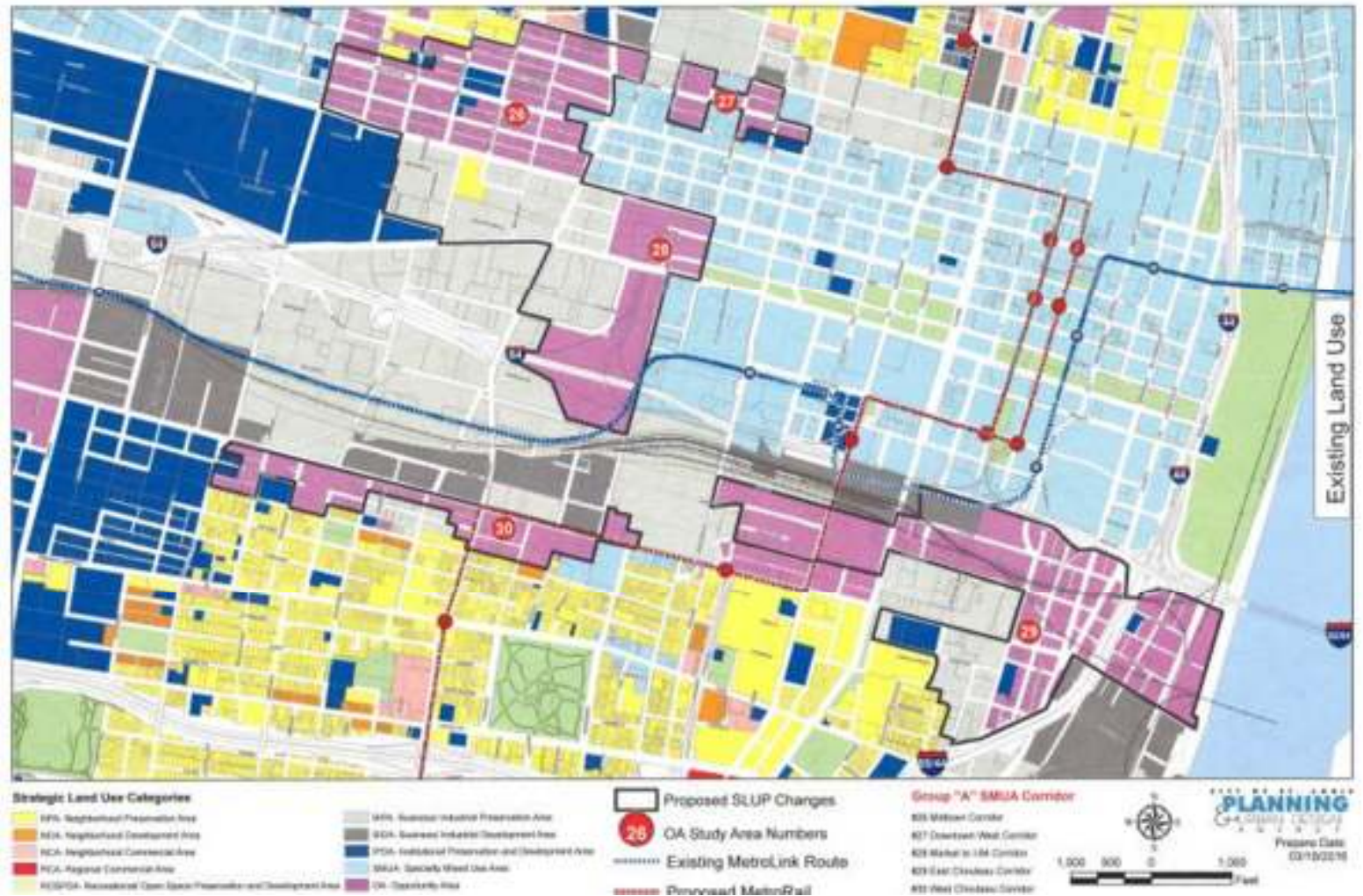


## Opportunity Area Analysis Study

**Pro-actively recommend large-scale transitions from vague Opportunity Areas to more specific SLUP land use categories based on**

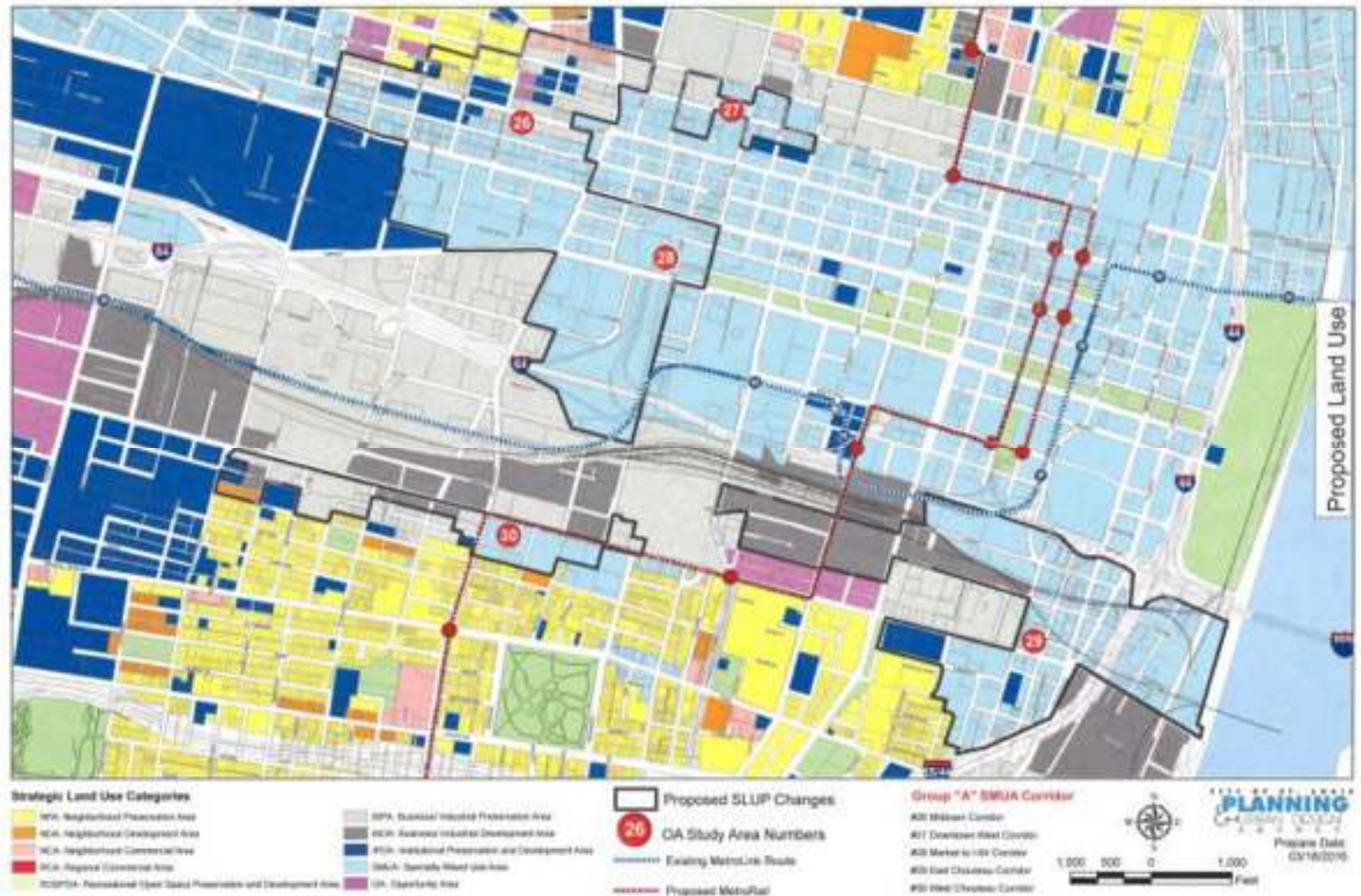
- 1)** analyzing building permits and market value for OA clusters and within a 1/10 mile buffer area
- 2)** identify common characteristics of land use transition
- 3)** recommend new land uses based on land use trends, development patterns and planning principles

# SMUA Corridors – Existing Land Use





## SMUA Corridors – Proposed Land Use





# SLUP Amendment #16 – SMUA Corridors

## Attachment A Strategic Land Use Map Changes – Amendment 16 SMUA Corridors – March 2016

Loc. Item #	Description of Area	Neighborhood Name	Nbr #	Current SLUP	Proposed SLUP	
	<b>SMUA CORRIDORS</b>					
OA #26	Midtown Corridor	Midtown Jeff Vanderlou Downtown West	37 59 36	OA BIPA NPA	SMUA BIPA IPDA NPA NCA OA	
OA #27	Downtown West Corridor	Downtown West	36	OA	SMUA BIPA	
OA #28	Market to I-64 Corridor	Downtown West	36	OA BIPA	SMUA	
OA #29	East Chouteau Corridor	Laffayette Square Downtown West	32 36	OA BIDA	SMUA BIDA OA	
OA #30	West Chouteau Corridor	The Gate District	31	OA	BIPA BIDA IPDA NDA	

## OA #26 – Proposed Land Use



**Midtown Corridor & Vicinity**



Market & Olive Street – Specialty Mixed-Use  
west of Jefferson

## OA #27 – Proposed Land Use



### Downtown West Corridor



Specialty Mixed-Use in foreground &  
Business / Industrial in distance



## OA #28 – Proposed Land Use



### Market to I-64 Corridor



Specialty Mixed-Use & Developable Land  
in right-of-way



## OA #29 – Existing & Proposed Land Use (updated)



**East Chouteau  
Corridor**

## OA #29 – East Chouteau Corridor



Specialty Mixed-Use south of Busch Stadium  
(looking north)

## OA #30 – Proposed Land Use



Specialty Mixed-Use – east of Jefferson



Business & Industrial – west of Jefferson



**West Chouteau Corridor**



# SLUP Amendment #16 – SMUA Nodes

## Attachment A Strategic Land Use Map Changes – Amendment 16 SMUA Nodes – March 2016

Loc. - Item #	Description of Area	Neighborhood Name	Nbr #	Current SLUP	Proposed SLUP	
SMUA NODES						
OA #18	Skinker Delmar Station	West End	48	OA IPDA	SMUA BIDA IPDA	
OA #33	Forest Park & Spring	Midtown	37	OA BIPA	SMUA	
OA #42	Cherokee & Lemp	Marine Villa Benton Park	18 22	OA BIPA	SMUA NCA	



## OA #18 – Proposed Land Use



### Specialty Mixed Use – along Delmar & near Metro Station

## Skinker Delmar Station

# OA #33 – Proposed Land Use



Federal Mogul site & vicinity located east of CORTEX

## Forest Park & Spring

# OA #42 – Existing & Proposed Land Use



The map, titled "PROPOSED LAND USE", shows a street grid in the Cherokee & Lemp area. A red circle with the number "42" is placed on Lemp St, indicating the study area. The map is color-coded by land use: yellow for residential, blue for commercial, and green for industrial. Key streets shown include Cherokee St, Lemp St, and various local streets like 1st St, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The map also shows the location of the Lemp Brewery, Sigma Chemical, Ridge Creek Apartments, and the Cherokee St. Commercial District. A legend at the bottom left defines the color-coding and symbols used on the map. A scale bar and north arrow are located at the bottom right.



An aerial photograph showing the Lemp Brewery area. The brewery is a large, light-colored building with a flat roof, located on Lemp St. To the right of the brewery is a large, open lot. The surrounding area includes residential streets, commercial buildings, and a highway (I-24) running along the right side of the image. A red pin is placed on the map to indicate the location of the Lemp Brewery.

Lemp Brewery (Specialty Mixed-Use & Cherokee St. (Neighborhood Commercial)

## Cherokee & Lemp





# SLUP Amendment #16 – Six General Items

## Attachment A Strategic Land Use Map Changes – Amendment 16 General Items – March 2016

Loc.- Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #	
1	Industrial development 1300 & 1250 S 3 <sup>rd</sup> (Korberg Roofing & Public Storage)	Kosciusko	20	47 202	BIDA	BIPA	084-10-SUD	
2	Industrial development 2713-2839 Chouteau (Federal Express, Auto Plus, Auto parts, Andy's Seasoning)	Midtown	37	2250 2259	BIDA	BIPA	197-05-RDM	
3	Residential & commercial development / redevelopment 3900-4017 Delmar (Freedom Place Veteran Apartments, SF houses & Happy Spirit Adult Day Care)	Vandeventer	58	3752 3753	NDA	NPA	155-04-CMP	
4	Institutional development 1500 Park (A T Still University of Health Science)	Peabody Darst Webbe	33	1251	NDA	IPDA	017-08-REZ	
5	Adjacency Rule Open space preservation Soulard Dog Park 821 Park (LaSalle Park Redev. Corp.)	LaSalle Park	34	464.04	BIPA	ROSPA	038-13-REZ	
6	Industrial development Manufacturing addition 2524-2630 Glasgow (Sensient Colors Inc.)	JeffVanderLou	59	1898	BIDA	BIPA	045-15-REZ	

## Item #1 – Proposed Land Use



Kirberg Roofing & Public Storage

**Industrial Development**

## Item #2 – Proposed Land Use



Federal Express, Auto Plus Auto Parts  
& Andy's Seasoning

## Industrial Development



## Item #3 – Proposed Land Use



# Freedom Place Veterans Apartments, Houses & Happy Spirit Adult Day Care

## Residential & Commercial Development

## Item #4 – Proposed Land Use



A T Still University of Health Science

**Institutional Development**

[illegible]



## Item #5 – Open Space Preservation



Aerial of Open Space & vicinity  
(northwest of I-44& I-55)



Open Space (berm) from alley  
(looking northeast)

## Item #6 Proposed Land Use



Sensient Colors Inc's manufacturing addition

## Manufacturing Development

# Agenda

## ACTION ITEMS

### Approval to Conduct a Presentation & Public Hearing

**PDA-155-04-CMP**

Strategic Land Use Plan  
Amendment #16 – Part 2

*Citywide*



# Amendment #16 of Strategic Land Use Plan (SLUP)

## Study of Opportunity Areas (OA) and their Vicinities

- Large-scale changes from OA to other SLUP land use categories based on the study.
- Part 1 was **Group A** – SMUA Corridors
- Part 2 is **Groups B** – Hot Spots & **Group C** – Mid-Range & some **Group D** – Plan Concept **Group E** – Continue OA



# Agenda

## ZONING

### Rezoning by Initiation

**PDA-033-16-REZ**      South of Busch Stadium Zoning  
Study Area      **J K D & B to I & D**

### Revision of Development Plan

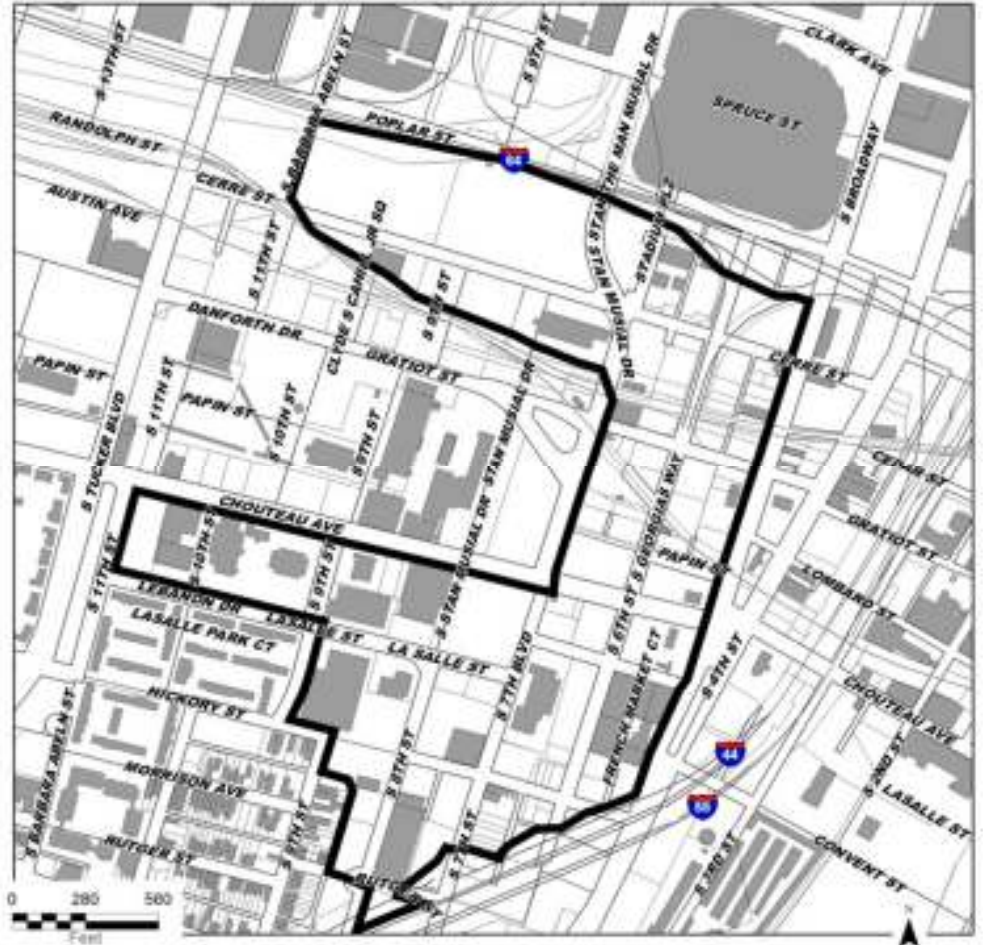
**PDA-108-01-PUD**      North Market Plan PUD, Phase 2A  
for 1323, 1325 & 1329 Monroe

***Downtown, LaSalle Park & Old North St. Louis  
Neighborhoods***

# Rezoning by Initiation

## South of Busch Stadium Zoning Study Area

- Rezoning 144 parcels in 26 city blocks south of Poplar St., west of S. Broadway & north of Interstate-44-55 in the Downtown & LaSalle Park Neighborhoods.
- Rezoning parcels from industrial (J & K) and residential (D & B) to I-District (mixed-use) allows residential, commercial, mixed & warehouse/office uses.
- Rezoning creates one (1) non-conforming parcel & no conditional uses.
- An open space parcel at I-55 is rezoning D-District.





# Rezoning by Initiation

## South of Busch Stadium Zoning Study Area

- The premise of rezoning is to encourage the development of denser and higher land uses in a area dominated by bars, parking, vacant land & vacant industrial buildings
- Alderman Coatar has suggested expanding the rezoning area west to include an area zoned J-Industrial that includes residential development.
- The Rezoning reflects the existing land uses while protecting commercial and residential uses from future inappropriate industrial development.



## South of Poplar



Parking lot, 611 S 8th St.  
(Great Rivers Greenway)



Trolley parking, 960 Cerre St.  
(Gregory Streeter)



Bar, 720 S 7th St.  
(Paddy O's Bar)



Parking, 700 S 7<sup>th</sup> St.  
(STL Parking)

## S. Broadway & Chouteau



Parking, 619-34 S. Broadway  
(Broadway Group LLC)



Commercial uses, 701-15 S. Broadway  
(Beale on Broadway & Dobbs Tire)



Commercial uses, 1001-19 S. Broadway  
(Rally's & Phillips 66 Station)



Commercial use, 622 Chouteau Av.  
(Eat-Rite Diner)



## S. Broadway & S. 6<sup>th</sup> St.



Proposed lofts, 1101-17 S. Broadway  
(Ice House # 6 of St. Louis)



Commercial uses, 1129-31 S. Broadway  
(Shamrock Pub & Stadium Liquor)



Vac. warehouse, 1100 S. 6th St.  
(Sixth & LaSalle Corp.)



Offices, 1120-30 S. 6th St.  
(REACT Environmental/vacant)

## South of Chouteau on 7th



Parking on S. 7th, 700 Chouteau  
(Nestle Purina Company)



Madison School, 1118 S. 7th St.  
(Board of Education)



Mixed uses, 1151 S. 7th St.  
(Art of Living Building)



Bar & Restaurant, 1200 S. 7th St.  
(Old Rock House)

## South of Lebanon on S. 8<sup>th</sup> St.



Comm./Warehouse, 1216-40 S. 8th St.  
(Lohr & 4-Hands Brewery)



Comm./warehouse, 1216 S. 8th St.  
(The Pump Shop)



Warehouse & parking, 1100 S. 9<sup>th</sup> St.  
(Lohr Distributing)



Parking & storage beer-tap trailers,  
1209 S. 8th St. (Lohr Distributing)



## Chouteau west of S. 8<sup>th</sup> St.



Offices & Parking, 800 Chouteau Av.  
(Nestle Purina Company)



Office/Warehouse, 1022 S. 9<sup>th</sup> St.  
(Garda Security)



- Church, 900-40 Chouteau Av.
- (St. Raymond's Cathedral)



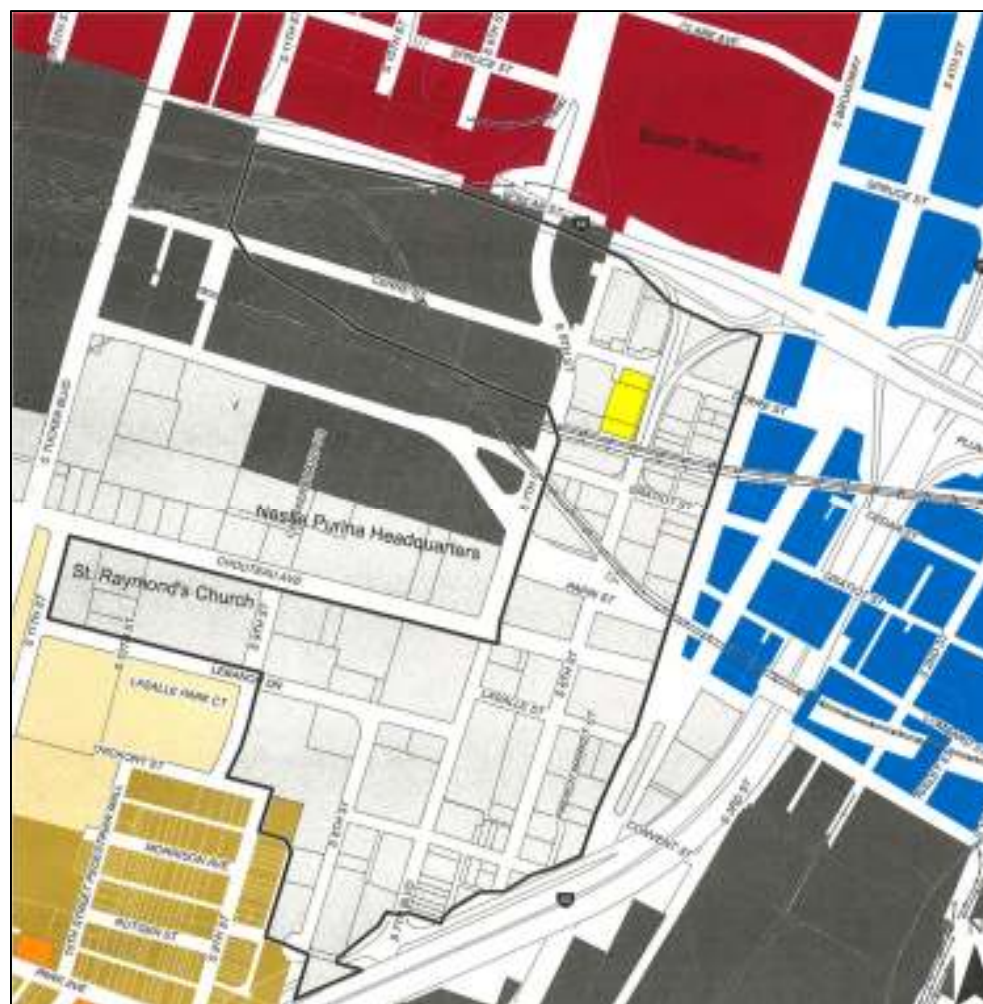
Church, 1004-12 Chouteau Av.  
(St. Raymond's Pastoral Center)

# Initiation of Zoning Amendment

## Existing Zoning

### Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



# Initiation of Zoning Amendment

## Proposed Zoning

### Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District





# Current & Proposed Zoning - Nonconformity

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
	619-41 S. Broadway	Broadway Group LLC	Parking	J	I	No	
	521 Cerre Street	State of Missouri	Right-of-way			No	
<b>418</b>	611-3 S. 7th Street	State of Missouri	Right-of-way	K		No	
	615 S. 7th Street	LCRA	Parking	K	I	No	
	611 S. 8th Street	Metropolitan Park & Recreation	Parking	K	I	No	
	1100 Poplar Street	Bi State Development	Metro Link Right-of-Way	K	I	No	
	1100R Poplar Street	Metropolitan Park & Recreation	Parking	K	I	No	
<b>419</b>	700 Cerre Street	Redburds 1 LLC	Right-of-way	K		No	
	714 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
<b>422</b>	850 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
<b>429</b>	910 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
	950 Cerre Street	Ballpark Parking 11 LLC	Parking	K	I	No	
	960-1012 Cerre Street	Streeter, Gregory	Horse Stable	K	I	No	
<b>461</b>	700-16 Chouteau Ave	Nestle Purina	Parking	J	I	No	
	1105-7 S. 7th Street	Nestle Purina	Parking	J	I	No	
	1151 S. 7th Street	Schmitt Properties 2 LLC	Com. Office/Residential	J	I	No	
	1100-30 S. 8th Street	Nestle Purina	Parking	J	I	No	
<b>462.05</b>	800-12 Chouteau Ave	Nestle Purina	Commercial - Office	J	I	No	
	816-24 Chouteau Ave	Nestle Purina	Commercial - Office	J	I	No	
	801 Lebanon Drive	Nestle Purina	Parking	J	I	No	
	809 Lebanon Drive	Iaocono Family(Garda Security)	Parking	J	I	No	
	1000 S. 9th Street	Nestle Purina	Commercial - Office	J	I	No	
	1022 S. 9th Street	Iaocono Family(Garda Security)	Commercial Warehouse	J	I	No	
<b>462.06</b>	804 Lebanon Drive	S & R Realty (Lohr Distributing)	Commercial - Office	J	I	No	
	1100-30 S. 9th Street	S & R Realty (Lohr Distributing)	Commercial Warehouse	J & D	I	No	
<b>463.03</b>	1201-9 S. 7th Street	S & R Realty (Lohr Distributing)	Parking	J	I	No	
	1221-7 S. 7th Street	BKF LLC (4 Hands Brewery)	Parking	J	I	No	
	1229 S. 7th Street	State of Missouri	Right-of-way			No	
	1200-6 S. 8th Street	S & R Realty (Lohr Distributing)	Parking	J	I	No	
	1210 S. 8th Street	S & R Realty (Lohr Distributing)	Commercial Warehouse	J	I	No	
	1216-40 S. 8th Street	BKF LLC (4 Hands Brewery)	Commercial Warehouse	J	I	No	
	1246 S. 8th Street	BKF LLC (4 Hands Brewery)	Parking	J	I	No	
<b>463.04</b>	1209 S. 8th Street	S & R Realty (Lohr Distributing)	Parking	J	I	Yes	associated outside storage
	1231-45 S. 8th Street	BKF LLC (4 Hands Brewery)	Parking	J	I	No	
<b>464.03</b>	1301-23 S. 7th Street	State of Missouri	Right-of-way	J	D	No	adjacent to open space

# Initiation of Zoning Amendment

## Strategic Land Use Plan - Specialty Mixed Use Area

### Legend

-  Neighborhood Preservation Area
-  Neighborhood Development Area
-  Neighborhood Commercial Area
-  Regional Commercial Area
-  Recreation/Open Space Preservation and Development Area
-  Business/Industrial Preservation Area
-  Business/Industrial Development Area
-  Institutional Preservation and Development Area
-  Specialty Mixed Use Area
-  Opportunity Area



# Revision of Development Plan

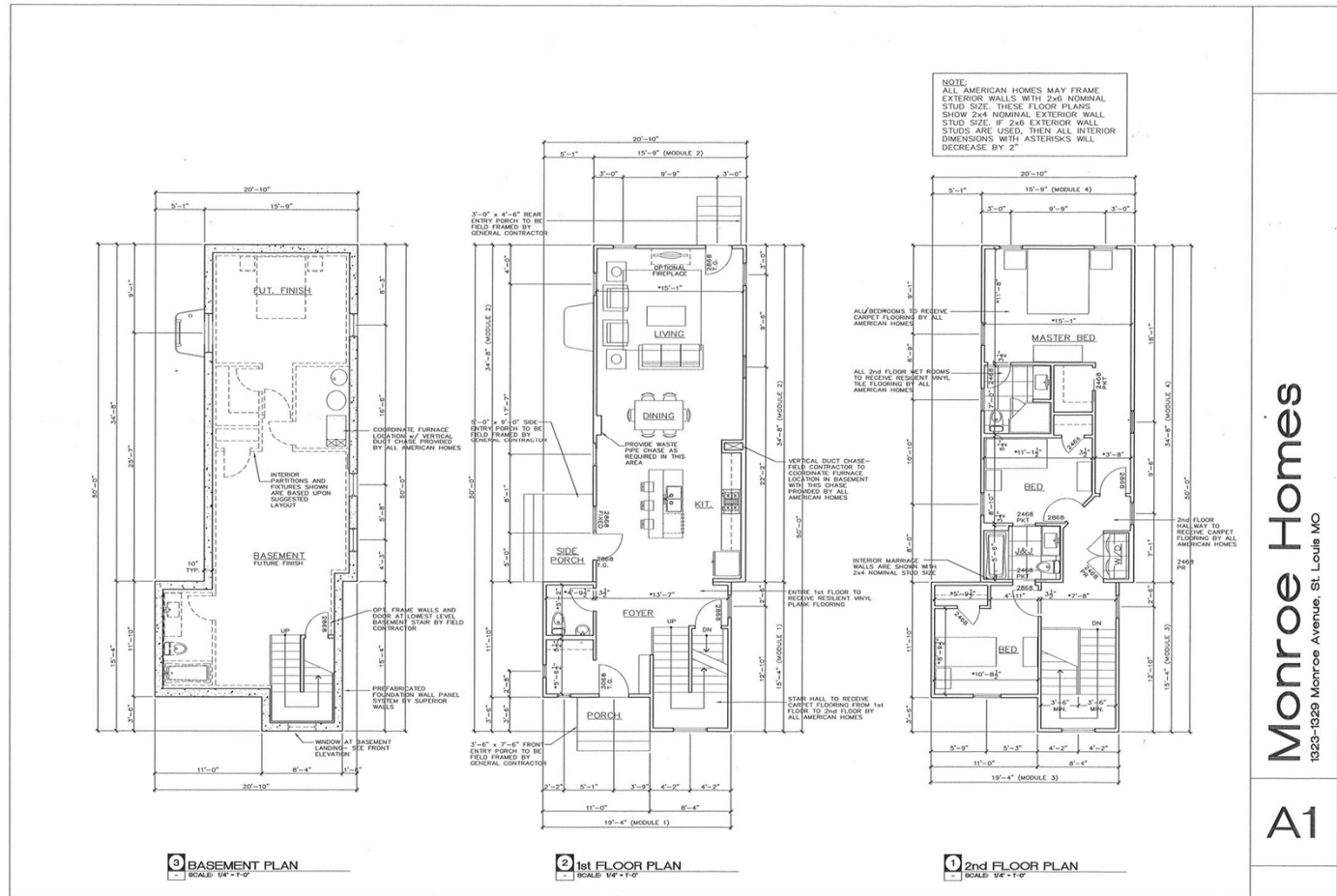
## North Market Plan PUD, Phase 2A

- The 0.22 acre site consists of 3 parcels at 1323, 1325 & 1329 Monroe Street in the Old North St. Louis Neighborhood.
- The site is covered by the Development Plan for Phase 2A of the North Market Plan PUD
- This revision replaces old house designs with new designs for single-family houses (A1 floor plans, A2 elevations) & zero lot line configuration (A3 site plan).





# Monroe Homes Floor Plans

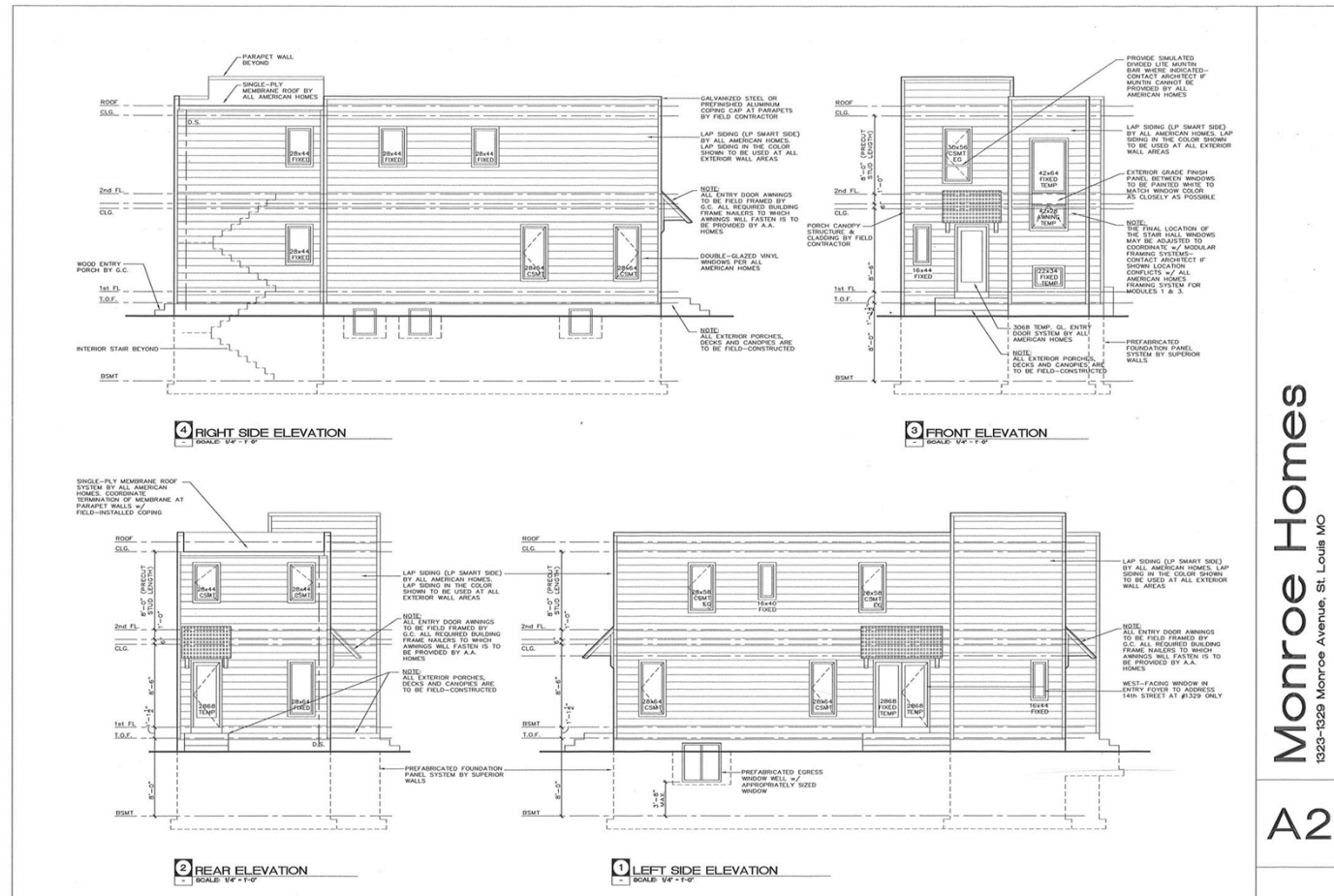


**Monroe Homes**  
1323-1329 Monroe Avenue, St. Louis MO

**A1**



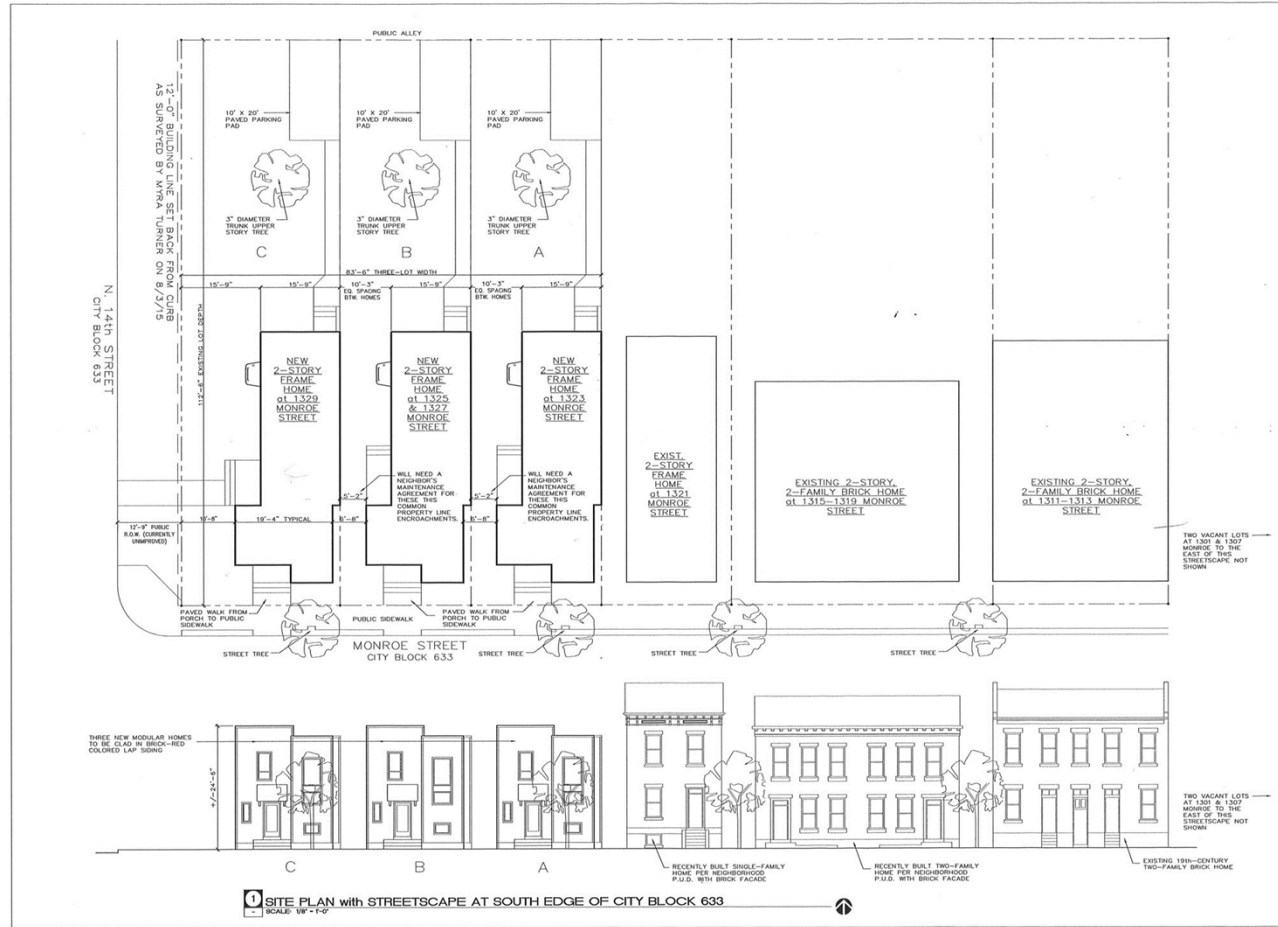
# Monroe Homes Elevation Plans



**Monroe Homes**  
1323-1328 Monroe Avenue, St. Louis MO

**A2**

# Monroe Homes Site Plans



Monroe Homes  
 1323-1329 Monroe Avenue, St. Louis MO

A3

# Agenda

## Chapter 99 Blighting Studies & Redevelopment Area Plans

### Over One acre

**PDA-034-16-RDR**      4104-64 DeTonty Street Area

**PDA-050-16-RDR**      Nathaniel Rivers Place Area

***Shaw & Hamilton Heights Neighborhoods***

# 4104-4164 DeTonty St. Redevelopment Area

## LCRA Plan #2066

- 1.89-acre site -- 16 parcels -- located in 4100 block of DeTonty St. in Shaw
- Shaw Neighborhood Certified Local Historic District
- 15 vacant lots & 1 4-family building
- DeTonty Street Apartments & Townhomes:
  - 60 new apartments
  - 8 new for-sale townhomes
  - 4-unit apartment building
- UIC





# 4104-4164 DeTonty St. Redevelopment Area

Aerial photo



## 4104-4164 DeTonty St. Redevelopment Area



Vacant lots, 4104-64 DeTonty St.  
(Looking southwestward)



Vacant lots, 4104-64 DeTonty St.  
(Looking southwestward)

## 4104-4164 DeTonty St. Redevelopment Area



Vacant lots & vacant 4-family building, 4104-64 DeTonty St.  
(Looking westward)



Vacant lots, 4104-64 DeTonty St.  
(Looking southeastward)

## 4104-4164 DeTonty St. Redevelopment Area



Vacant 4-family building, 4158-60 DeTonty St.,  
& vacant lot, 4162-64 DeTonty St.  
(Looking southward)



Large sign for DeTonty Street Apartments &  
Townhomes development project  
(Looking southward)



## 4104-4164 DeTonty St. Redevelopment Area



Interstate 44 right-of-way, 4101-79 DeTonty St.  
(Looking northwestward)



Interstate 44 right-of-way, 4101-79 DeTonty St.  
(Looking northward)

# 4104-4164 DeTonty St. Redevelopment Area



Vehicular street closure along  
Thurman Ave., at DeTonty St.  
(Looking northward)



Streetscape along 4000 block  
of DeTonty St.  
(Looking southeastward)



1-family building, 4100  
DeTonty St.  
(Looking southward)

# 4104-4164 DeTonty St. Redevelopment Area



East-west alley (south of  
Redevelopment Area)  
(Looking westward)



Rear of buildings along 4100  
block of Shaw Blvd.  
(Looking southwestward)



Streetscape along 4100 block  
of Shaw Blvd.  
(Looking northeastward)

## 4104-4164 DeTonty St. Redevelopment Area



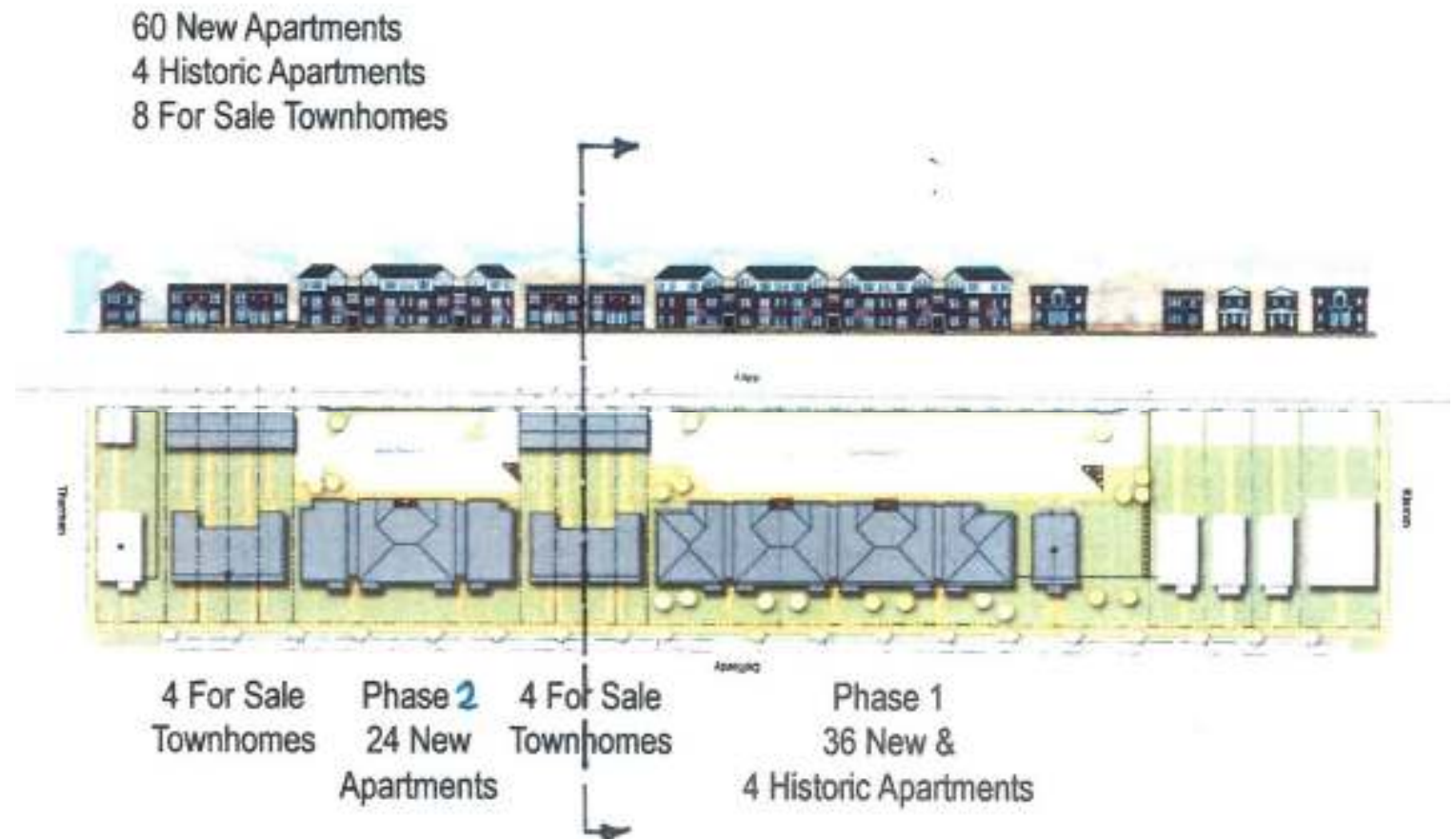
Residential buildings, 4172 & 4176-78 DeTonty St.  
(Looking southward)



Residential buildings, 4166 & 4170 DeTonty St.  
(Looking southward)



# 4104-4164 DeTonty St. Redevelopment Area



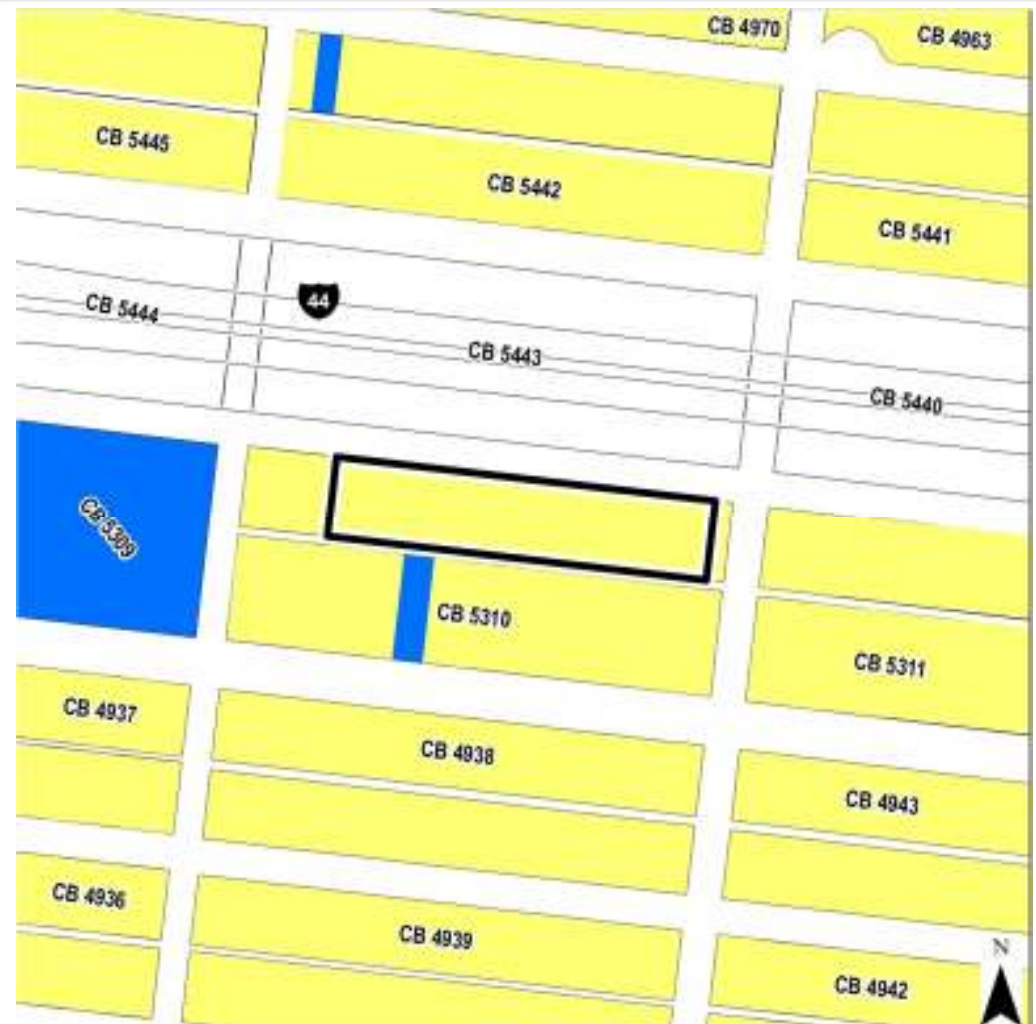
Site plan & elevation of 4100 block of DeTonty St.

# 4104-4164 DeTonty St. Redevelopment Area

## Strategic Land Use Plan (NPA)

### Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational/Open Space Preservation and Development Area
- Specialty Mixed Use Area



## Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Provides for the use of 10 years of tax abatement
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

# Nathaniel Rivers Place Area

LCRA Plan # 2079

- The 1.6-acre Area consists of 22 parcels in the 1300 block of Granville Pl. & 5500 block of Minerva Av. north of Monsanto Family YMCA in the Hamilton Heights Neighborhood.
- The area is owned by LRA except for a vacant lot at 1375 Granville Pl. which is to be acquired through eminent domain
- Prospective developer is Nathaniel Rivers Place, LP (Cynthia Duffe & Tim Person).





## Background

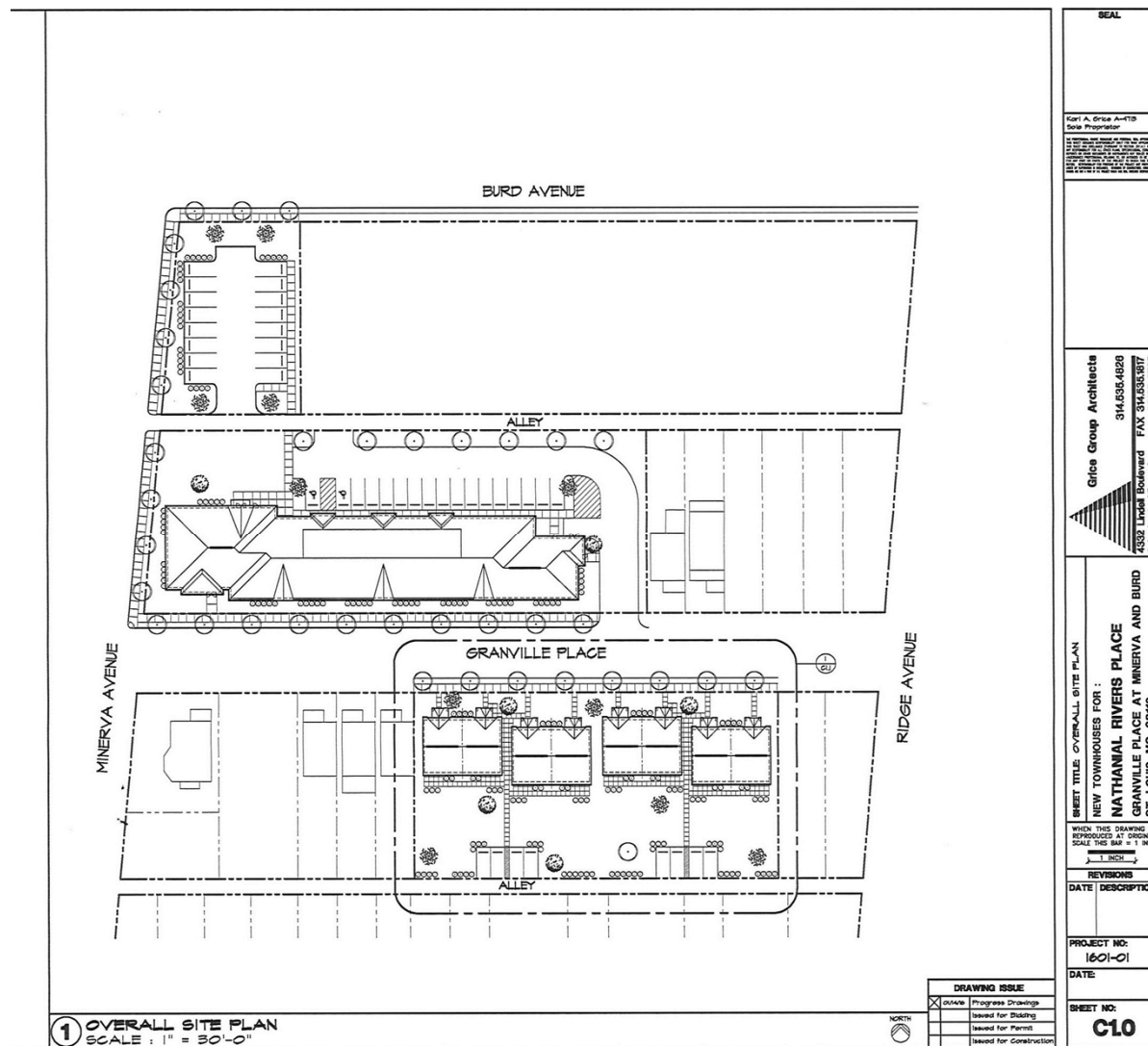
- The property is 20 vacant parcels and 2 vacant residential buildings at 1365 & 1372 Granville Place which are in poor condition and will be demolished.
- The developer has an option contract with LRA, which owns all but one of the parcels. The owner of the vacant lot at 1375 Granville, McKinley Buliox, can not be located. Due to an error the property appeared as tax-exempt until the past three years. LRA has maintained the property for many years. Alderman Boyd supports eminent domain.
- Proposed construction of 5 residential buildings: a 24 unit apartment building (half 1-bedroom & half 2-bedroom) & 4 duplexes (3-bedrooms) with 32 affordable rental units as Permanent Support Housing (low-income households affected by serious disabilities) for \$6.9 million utilizing MHDC & Federal Low Income Tax Credits, MHDC Home Funds, other private grants and general partner equity.

## Nathaniel Rivers Place Area



Aerial view of the Nathaniel Rivers Place Area

## Overall Site Plan



## Rendering of Apartments

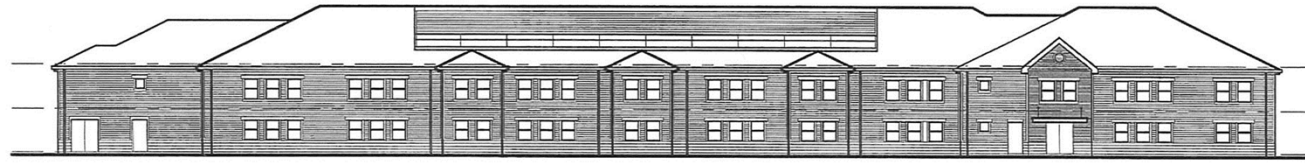


**NATHANIEL RIVERS PLACE APARTMENTS**

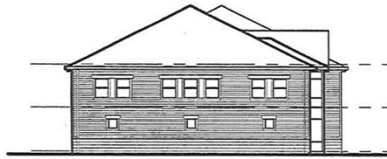




# Elevations of Apartments



NORTH ELEVATION



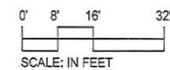
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

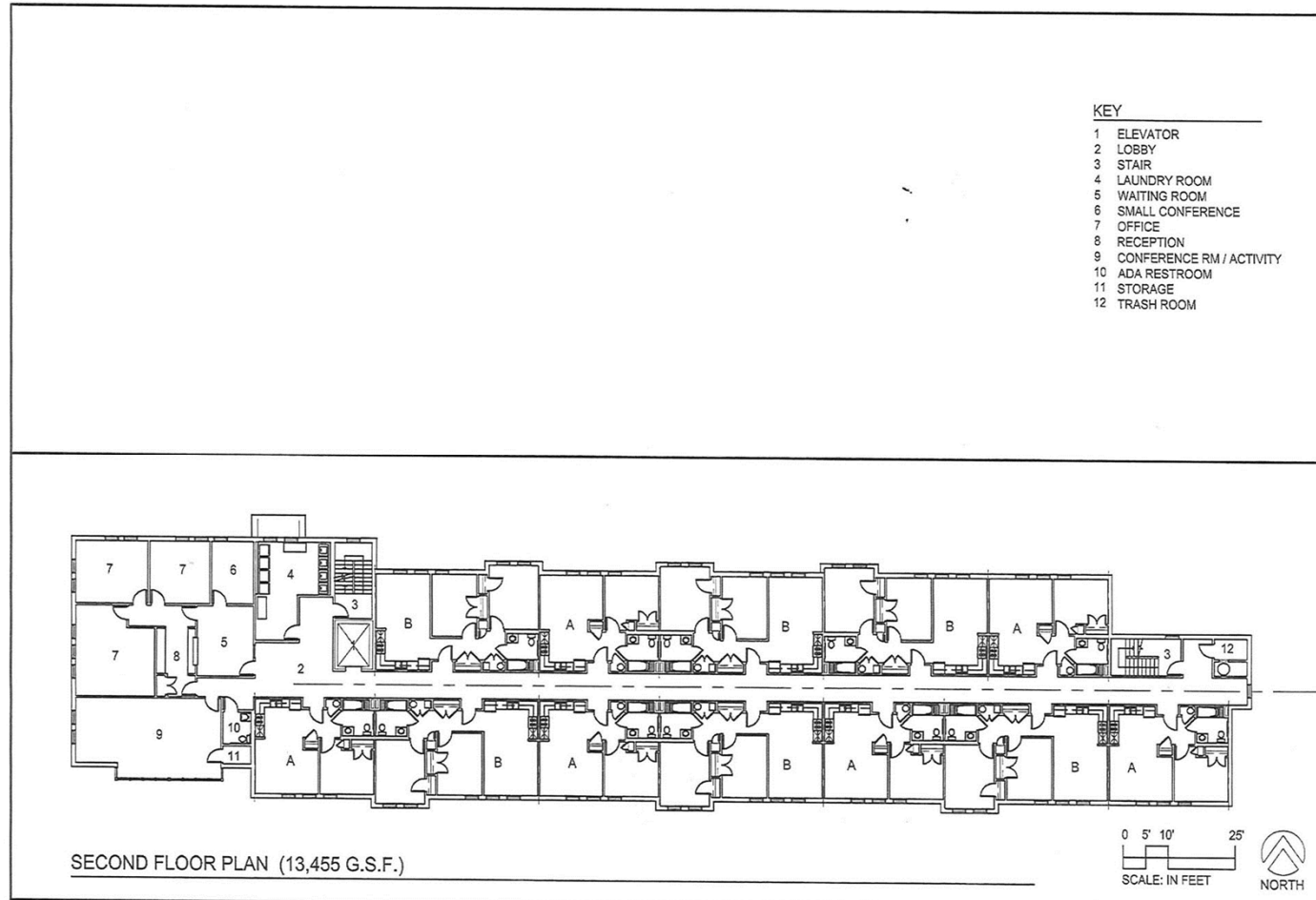


Galce Group Architects  
314.636.4826  
4332 Lindell Boulevard  
St. Louis, Missouri 63103-2702

DATE: AUG. 17, 2015  
PROJECT NO: 1007-10  
SHEET: 5 OF 10

**NATHANIAL RIVERS PLACE**  
GRANVILLE PLACE AT MINERVA / BURD AVENUE  
ST. LOUIS, MISSOURI 63112

# Floor Plan of Apartments



Grise Group Architects  
314.935.4026  
4332 Locust Boulevard  
St. Louis, Missouri 63103-2702

DATE: AUG. 17, 2015  
PROJECT NO.: 3007-1B  
SHEET: 4 OF 10

**NATHANIAL RIVERS PLACE**  
GRANVILLE PLACE AT MINERVA / BURD AVENUE  
ST. LOUIS, MISSOURI 63112

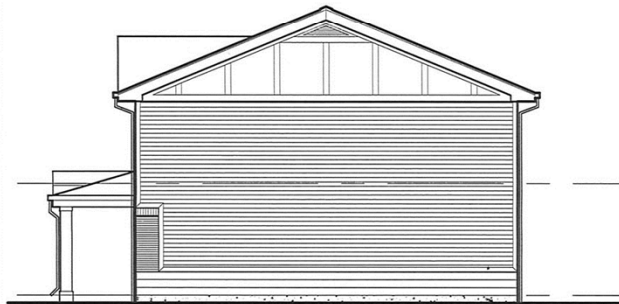
# Elevations of Duplexes



SOUTH ELEVATION



EAST ELEVATION

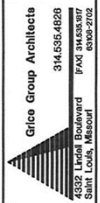


WEST ELEVATION



NORTH ELEVATION

0' 1' 5' 10' 15'  
SCALE: IN FEET



DATE: AUG. 17, 2015  
PROJECT NO: 1307-16  
SHEET: 10 OF 10

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Grace Group Architects  
314.634.4820  
4332 Lindell Boulevard  
Saint Louis, Missouri  
63109-2102

## West Side of Granville – Proposed Apartment Site



1355-63 Granville  
– Vacant LRA lots near Minerva



1365 Granville  
– Vacant LRA building



1369-73 Granville  
– Vacant LRA lots



1375-85 Granville  
– 1375 Bulioz – left & 1377-85 Vacant LRA lots



## East Side of Granville – Proposed 4 Duplex Sites



1382-92 Granville  
Vacant LRA lots



1374-80 Granville  
Vacant LRA lots



1366-70 Granville  
Vacant LRA building left – 2 private residences

# Nathaniel Rivers Place Area

## Strategic Land Use Plan (Business/Industrial Preservation Area)

### Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational/Open Space Preservation and Development Area
- Specialty Mixed Use Area



## Comments

- Conformity with City's Strategic Land Use Plan's Neighborhood Development Area.
- Provides for the use of 15 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

# Agenda

## Action Items:

### Preservation Board Review

**PDA-049-16-PRS**

Demolition Decision Review from  
Preservation Board  
(54 Westmoreland in CB 4902)

***Central West End Neighborhood***



## Request for Review of Pres. Board Demolition Decision

### 54 Westmoreland Pl. (CWE Local Historic District)

- Decisions regarding demolitions by the Preservation Board are subject to review by the P.C. The P.C. can accept or deny a request for a review. This review addresses a building permit that involves demolition (vs. a demolition-specific permit).
- P.C. votes on whether to conduct the review.
  - If yes, the P.C. provides notice to the affected parties and sets a date & time for the actual review.
    - The review shall be limited to determining the correctness of the provisional decision of the Preservation Board by reviewing the record as adduced before the Preservation Board in light of the applicable standard.
    - Oral and written arguments may be made, but no new or additional evidence may be considered.
  - If no, the case is treated like other Preservation Board decisions involving building permits, which are referable by staff to Housing Court.

## Background

### Subject:

- Preservation Board upheld the denial of a building permit application to demolish a brick wall by the Director of CRO.
- Brick wall was located at a single-family home, 54 Westmoreland Pl., owned by Terry and Jane Flanagan, in CWE Local Historic District.
- Building permit was issued to replace a fence, but the permit did not reference the demolition of a brick wall.
- After brick wall was demolished, the contractor filed a building permit application to demolish the wall.
- Building permit application was denied by the Director of CRO.
- Matter was called, heard and considered by the Preservation Board on Jan. 25, 2016.
- In upholding the denial of the building permit application to demolish the brick wall, the Preservation Board required that the brick wall be rebuilt because the demolition of a historic wall is prohibited under the CWE Historic District standards & the original building permit application did not accurately convey the extent of the proposed work.
- Terry Flanagan, of Flanagan & Peel, P.C., filed the review request on behalf of the property owners in a letter dated Feb. 23, 2016.

## Background

### Procedure:

- Building permits to demolish a brick wall are applied for at Building Division and then routed to relevant reviewers, including the CRO.
- Decisions of the CRO are appealed to the Preservation Board.
- The decision will become final following: 1) a decision not to review the CRO provisional decision, or 2) a review of the CRO provisional decision record by the P.C.

## Requested Action

- That the P.C. discuss among itself and with staff, and then vote whether to accept or deny the review of the demolition decision by the Preservation Board at a future meeting.
- The P.C. has 20 days to give written notice of its decision.
- At that time, CRO provides the full and complete evidentiary record adduced before the Preservation Board.



# Agenda

## Delegated Items

- **PDA-035-16-RDMA through PDA-036-16-RDMA & PDA-037-16-RDRA through PDA-044-16-RDRA**  
Chapter 99 Redevelopment Areas under One Acre
- **Street Vacations: PDA-045-16-VACA through PDA-047-16-VACA**

# Adjournment

## Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment